

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2014-0238.01.1A**ZAP DATE:** April 4, 2017**SUBDIVISION NAME:** Ballantyne, Section 1**AREA:** 33.01 acres**LOTS:** 103**APPLICANT:** Wells Branch Apt. LLC
(David Blackburn)**AGENT:** Jamison Civil
Engineering, Inc. (Steve Jamison)**ADDRESS OF SUBDIVISION:** 800 ½ W. Wells Branch Parkway**GRIDS:** MN36**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-4A-CO, MF-4 and GR**DISTRICT:** 7**LAND USE:** Residential, Multi-family and Commercial**SIDEWALKS:** Sidewalks will be constructed along the Wells Branch frontage and both sides of all internal streets.

DEPARTMENT COMMENTS: The request is for the approval of the final plat for Ballantyne, Section 1, comprised of 94 single family lots, one multi-family lot, one amenity center lot, one commercial lot, and 6 drainage/landscape lots on 33.01 acres. The site is within the full purpose jurisdiction of Austin, and is adjacent to the Travis County ETJ (to the north) and the Pflugerville city limits (to the east). The single-family lots are zoned SF-4A Single-Family Residence (Small Lot), the multi-family lot is zoned MF-4 Multi-Family Residence (Moderate-High Density) and the commercial lot is zoned GR (Community Commercial). All lots comply with the requirements of the applicable zone for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the plat. The final plat complies with the zoning, and meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov